

Memorandum



CITY OF DALLAS

Date: February 7, 2014

To: Honorable Members of the Quality of Life and Environment Committee:
Dwaine Caraway (Chair), Sandy Greyson (Vice Chair), Adam Medrano,
Rick Callahan, Carolyn Davis, Lee Kleinman

Subject: Authorize A Professional Services Contract with Hargreaves Associates, Inc.
For The Schematic Design And Construction Cost Estimates For Improvements
To John Carpenter Park – Council Agenda February 12, 2014

On February 12, 2014, the City Council will consider authorizing 1) a professional services contract with Hargreaves Associates, Inc. for the schematic design and construction cost estimates for improvements to John Carpenter Park located at 2201 Pacific Avenue, and 2) acceptance of funds in the amount of \$307,555 from The Decherd Foundation to cover the costs of this contract. The Dallas Park and Recreation Board authorized award of this contract and acceptance of funds on December 5, 2013.

The recently updated Downtown Parks Master Plan identified the redevelopment of Carpenter Park as one of the next top park priorities for downtown, due to the modification of the park configuration as a result of the Pearl Expressway project that is currently underway. This contract will provide for schematic design and construction cost estimates to be used for fundraising opportunities and to provide design guidance for the future redevelopment of the park.

The City of Dallas has been informed by TxDOT that they are planning to rehab the overhead highway structure (I-345) that separates downtown from Deep Ellum. Design for this project will be complete in the summer of 2015 with a construction contract award shortly thereafter. TxDOT anticipates completing this project, which is estimated to cost \$100 million, by 2020. The rehab work should extend the life of the bridge by 20-25 years.

TxDOT estimates the cost of removing the overhead structure and replacing it with a below grade or recessed freeway similar to the existing Central Expressway at \$1 billion. There is currently no funding to contemplate a project of this magnitude. TxDOT stated they have no intent to undertake the overhead removal and reconstruction project until the rehabbed highway structure is nearing the end of its life. Therefore, the planning for Carpenter Park should contemplate a time horizon to at least 2040.

If you have questions, please contact me at 214-670-4071.



Willis C. Winters, FAIA, Director
Park and Recreation Department

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Warren M. S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Judge Daniel Solis, Judiciary
Ryan S. Evans, Interim First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Forest E. Turner, Assistant City Manager
Joey Zapata, Assistant City Manager
Charles M. Cato, Interim Assistant City Manager
Theresa O'Donnell, Interim Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Elsa Cantu, Assistant to the City Manager
Frank Libro, Public Information Officer